

VILLAGE DISTRICT
CONSULTANT COMMITTEE

ARCHITECTURAL REVIEW
BOARD

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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

Robert Sanders, AIA, Chairman
Samuel Gardner, AIA, Vice-Chairman
Laura Noble Perese, Secretary
John Doyle, AIA
Kevin Quinlan, AIA

Village District Design Committee / Architectural Review Board Special Meeting
Minutes*

November 12, 2019, 4:00 p.m.

PRESENT: Rob Sanders, AIA, Chairman, Sam Gardner, AIA, Vice Chairman, Laura Noble Perese, John Doyle, AIA and Kevin Quinlan, AIA

OTHERS PRESENT: Robert Nerney, Town Planner and Patrick Downend of 200 Danbury Road, LLC, Kevin Bennett, Bennett and Sullivan Architects and a member of the press

ABSENT: None

Chairman Sanders convened the Architectural Review Board “ARB” meeting at 4:00 p.m., confirmed attendance via roll call and recognized developer Patrick Downend and architect Kevin Bennett of Bennett and Sullivan Architects. Mr. Downend introduced himself and indicated that he was appearing before the ARB at the pre-application stage for an anticipated project at 198 and 200 Danbury Road. Mr. Downend provided an historical overview of the property, noting his initial intention was to develop housing on the property. Following discussions with town officials, the concept of use diversification developed; specifically involving a mix of lower level retail uses with above level apartment housing.

Mr. Downend stated that he had successfully sought zoning regulation changes to allow for the desired use and project density. This included approval of an incentivize zoning approach allowing for changes to building height and floor area ratio in exchange for requirements to preserve historic structures and connect to public space; in this instance the Norwalk River Valley Trail.

Reference was made to a preliminary architectural drawing depicting three detached buildings collectively identified as “Buildings A, B and C”. Mr. Downend stated that Building “A” and “B” is to consist of new construction and would be sited along the easterly and southerly extent of the property. Each building is expected to include a mix of first level retail space and upper level apartment housing. Mr. Downend further noted that the historic Raymond Moore home, identified as Building “C”, would be relocated to

the front-center of the property and used as signature building; possibility a bakery, deli or some other destination type use. The plan would involve a circular traffic pattern design and would call for the elimination of one existing curb cut.

Board members took note of a planned third-level sitting area on the rear section of Building "A"; noting such feature would help reduce the building height and mass along the easterly elevation. It was suggest the applicant review exterior building colors recognizing that this section of Danbury Road consists of older buildings painted in traditionally historic darker colors.

Discussion ensued concerning the need for a roof plan to better understand transition from front to back of buildings as well as the need for section details to better understand building massing. The Board also spoke of possible alternative locations for the Moore house. The location and screening of refuse dumpsters was discussed along with landscaping improvements, lighting and the establishment of a perimeter wall to add visual interest and shield vehicle headlights.

The ARB thanked Mr. Downend and urged him to keep the Board informed as design work progresses. The ARB portion of the meeting was adjourned at 5:48 p.m.

The Village District Design Advisory Committee meeting convened at 5:48 pm. It was noted that other than the review meeting minutes from the September 24, 2019 VDDAC meeting, no business appeared on this section of the agenda. A motion was made by Sam Gardner and seconded by Kevin Quinlan to approve the minutes as drafted. The motion passed unanimously.

A motion to adjourn the meeting was made by Kevin Quinlan and seconded Sam Gardner by passed unanimously. The meeting was adjourned at 5:49 p.m.